



**189 Elgin Meadows Park SE
Calgary, Alberta**

MLS # A2291568



\$559,000

Division:	McKenzie Towne		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,406 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Electric, Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Open Floorplan, Pantry

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: na

Great short-term rental income opportunity! Airbnb-ready with city approvals and permits in place. The main floor features a bright open-concept layout with beautiful hardwood floors, granite countertops, stainless steel appliances, and plenty of natural light. Large sliding patio doors lead to the backyard, making it perfect for entertaining family and friends. Upstairs you’ll find a spacious primary bedroom with a private ensuite and large walk-in closet, a comfortable bonus room ideal for relaxing or family time, and brand-new carpet throughout the upper level. The home also offers the convenience of upper-floor laundry. The fully developed basement features a separate entrance and is designed for income potential, complete with one bedroom, a full bathroom, a large living area, and a full kitchen. All permits are in place and the suite is fully approved by the city for short-term rentals (Airbnb). The basement also includes its own separate laundry, making it ideal for guests or tenants. A double attached garage adds everyday convenience—no more brushing snow off your car during winter Perfect for investors or homeowners looking to offset their mortgage with strong short-term rental income potential. Upstairs, you’ll find a spacious primary bedroom complete with a private ensuite and a large walk-in closet. The upper-level bonus room offers the perfect place to relax, unwind, or enjoy movie nights. You’ll also appreciate the brand-new carpet throughout the upper floor and the convenience of upper-floor laundry. The fully developed basement features a separate entrance and includes one bedroom, a full bathroom, a large living area, and a full kitchen. All permits are in place, and the suite is fully approved by the city for short-term rentals (Airbnb), offering excellent income potential. The basement also includes its own separate laundry,

adding extra convenience for tenants or guests. A double attached garage means no more brushing snow off your car during Calgary winters. This home offers the perfect combination of comfort, functionality, and strong investment potential.